

## DEMAND FOR HOMES SHOWS NO DECREASE

Moderate Priced Houses Continue to Sell With Marked Activity. FINDS IT CHEAPER TO BUY THAN BUILD

Buyer Figures That the Builder's Profit Eventually Is a Saving.

After two years of the most phenomenal building record the Capital has ever experienced—a record produced chiefly by the unusual demand for homes—somebody has asked:

Is the average Washington moderate priced house cheap at the price? The answer is being furnished by the market going right ahead at its old gait, with no falling off whatever being recorded in the demand for homes, and with every prospect of the fall's building activity being as heavy as last year. Apparently, the buyer is satisfied, and, if he has not discovered in two years that prices are not fair, the chances are he never will.

Figured out theoretically, or by actual experience, the home-seeker finds it cheaper to buy a small house rather than construct one himself. His saving which is made possible by the highly organized methods that are employed in building operations, seldom, if ever, represents more than the builder's profit. In short, what is a saving to the purchaser is a gain to the builder, and a sort of co-operative relationship is established between the two which brings about a benefit that could not be derived otherwise.

**Profit in Land.** Frequently it has been the case in building operations in the Capital that the builder's profit has come through the land alone, while the houses have been sold practically at cost. With an entire tract of ground which is large enough to accommodate the construction of twenty-five or more houses bought up, the lots in many instances have cost no more than \$500 or \$600 on an average, while, had they been bought individually they possibly would have cost \$800 or more.

When the houses are built and put on the market, the lots are counted in at their normal market value of \$900, while the houses themselves often are figured in the price at mere cost. The result is the builder makes a substantial profit, while the purchaser pays for the lot at its normal value and gets the house for its exact cost, without having had the worry of overseeing its construction.

**Another Saving.** It is not always, however, that even a good-sized tract of land can be bought at enough of a bargain to make any difference in the prices of the individual lots, and, when this is the case, the builder must add his profit to the house or lot, or both. Even when the profit tacked on the ultimate price will be below the cost to an individual in constructing a house, as the profit is less than the difference between wholesale and retail prices on building material and the amounts named in sub-contracts for the carrying out of certain features of big building jobs, and smaller ones.

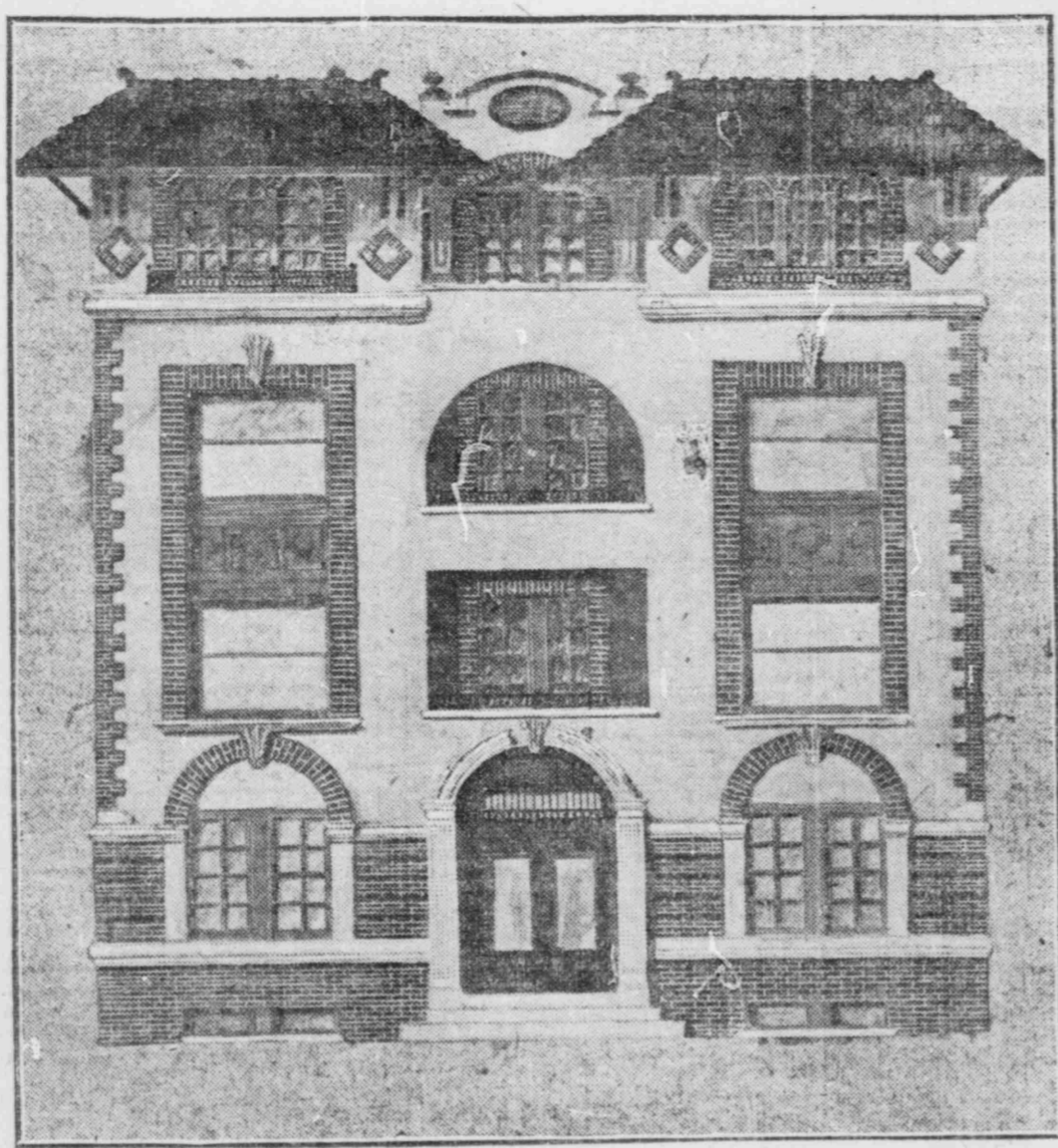
It is generally estimated that the average \$4,000 house, which is a part of a building operation, if constructed by an individual would cost \$5,000, or more. After the difference in the price of land is estimated, differences begin to make themselves manifest all along the line, beginning with excavation and concluding with the installation of fixtures. The excavation feature counts for a good deal, as where single lots are excavated the price is much heavier than in cases of larger operations.

**Cost of Labor.** The employment of labor is another item that figures largely, and, as a result, the saving of time is often included in the profit, since the labor cost is generally capable of being more materially reduced by experienced builders than inexperienced ones.

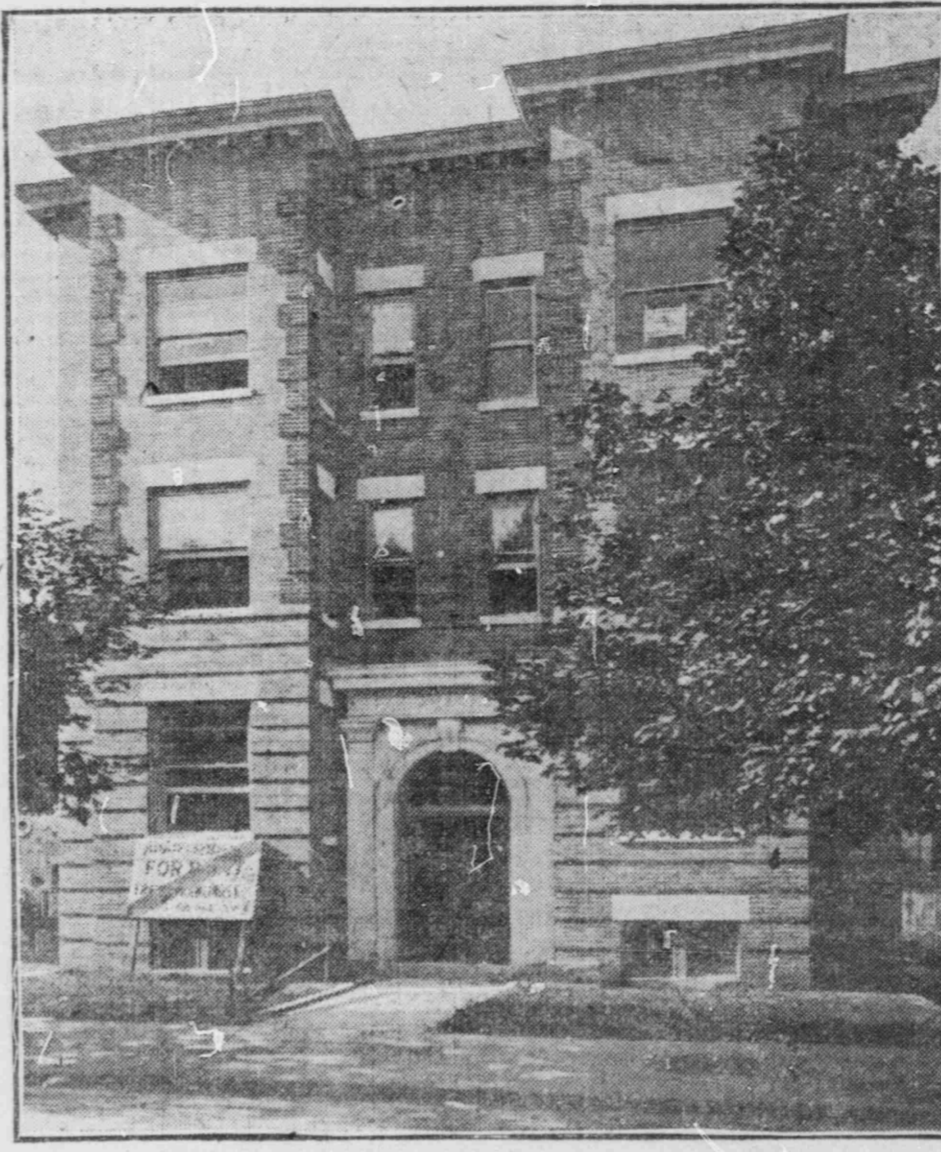
With the growing desire of Washingtonians to own their own homes, and with a great deal of land still available upon which they may be built in large operations, there is no doubt but that the moderate-priced house is destined to continue to play a big part in the Capital's building activities.

The buyer nowadays gets a well-constructed house at an abnormally low price and at terms usually can be met with the slightest difficulty. There has been a time when a more favorable than the present for the man of moderate means to own his own home.

## NEW APARTMENT HOUSES IN COURSE OF ERECTION



SPANISH MISSION STYLE.



BURNS' \$40,000 STRUCTURE ON HARVARD STREET.

### DANFORD APARTMENT ON MARKET MONDAY

J. D. Burns Completes Handsome Three-Story Structure At 1423 Harvard Street.

A new apartment house will be added to Washington's big list of buildings of this type, when the Danford, now receiving its final touches, is placed on the market Monday.

Affording another illustration of the fact that there is still a firm demand for apartments, announcement is made today that a large number of the Danford's apartments already have been rented and several tenants will be in the building on the day of its opening. Located at 1423 Harvard street, the Danford was built by J. D. Burns, and will be held by him as an investment. It is three stories high, containing twelve apartments of from three to five rooms, and was constructed at a cost of \$40,000. Its interior equipment is unusually elaborate, all of the apartments containing cabinets, mantels and other desirable features.

### REALTY TRANSFERS.

Fourth street northeast, between F and G streets—Florence D. McCallie et ux. to William A. and Sarah G. Donohy, lot 94, square 78; \$10.  
Corner Ontario and Columbia roads—Jaeger E. Wheeler et ux. to Daniel C. Roper, lot 55, square 264; \$10.  
G street northeast, between Third and Fourth streets—Walter F. Collins et ux. to Alfred M. and Maud H. Pault, lot 36, square 728; \$10.  
First street—Catherine J. Fenton to A. A. King et ux., lot 46, block 10; \$10.  
Petworth—Edw. L. Santmyer et ux. to Holmead Estate—John Mitchell et ux., lot 59, block 28.  
Kentucky avenue southeast, between Lincoln Park and B streets—Sarah C. Strouking et ux. to William Murphy, lot 15, 16 and 17, square 101; \$10.  
Long Meadows—Mary J. Menzies to Kate L. Wright, lots 188, 209, 206, 206 and 205, block 27; \$10.  
Holmead Estate—John Mitchell et ux. to Margaret M. Eckstein, lot 11; \$10.  
Wisconsin Avenue Park—Helen M. Smith to H. F. Mandler Co., lot 4, square 128; \$10.  
First street—between N and O streets—Mattie R. Slater and Alice S. Kelce to George W. Marsh, lot 5, square 62; \$10.  
Ingleside—Archibald M. Harrison to Marie L. Gorman, lot 5, block 14; \$10.

## CONDEMNS SCHEME OF DISTRICT'S RULE

(Continued From First Page.)

most impossible. Congress members feel that, in justice to themselves and to their constituents, they cannot afford to spend much time on District affairs. They are not much interested at first, and by the time they have become interested and informed, they usually fall of re-election or are transferred to other committees. The knowledge of the new men is gained mostly from the section of the city where they live, and as they reason about the rest of the city on the basis of this better section this knowledge is oftentimes more dangerous than complete ignorance. They reside in Washington in winter and spring only, and have no experience in summer conditions and needs.

**Not Friendly to District.** The writer declares the condition is further aggravated because Congress has never been friendly to the District. "The feeling is probably as good as it ever has been," he continues, "but it is not such as one appreciates in one's rulers. It is seldom that a session of Congress passes without the District being bitterly attacked on the floor, and one can scarcely speak of the members of the lower house without hearing said of the people: 'They are a pack of beggars.' They are swindling the Government. They have no civic pride, and other expressions of dispraise or ill will."

The difficulty of obtaining appropriations for the District is Mr. Curtis' heaviest charge against the present system. He declares the scheme of having a Congressional committee pass upon the District revenues is illogical and results in error and unwise measures of alleged economy. He continues: "The District should have the power to appropriate its own revenues abso-

## LATEST NEWS OF BOOK WORLD

James Lane Allen's work is growing quieter and sterner. He is engrossed with stern subjects, and in treating them he is molding his style to a finer Greek simplicity and restraint. In this last much discussed book, "The Bride of the Mistletoe," his quietism is aimed at etching the spiritual crisis in the lives of a man who is still young and vile in feeling and his wife who, still young, has the serenity of the companion and house—other rather than the emotion of the wife. It is a serious theme touched with a broad interest for grown men and women, and treated with purity, sincerity and beauty.

As the author's preface states the book "has neither the structure nor the purpose of the novel." It is a story. There are two characters—a middle-aged married couple living in a plain farm house. The scene is Mr. Allen's own beloved and beautiful region of Kentucky, and the entire action covers less than forty hours. With characteristic desire for reality and fullness of atmosphere, he has given us a fine descriptive prelude on the Christmas festival. And later in the story there is some interesting lore on the cult of the Christmas tree. But Christmas spirit and pictures are but the background and contrast for the tragedy of the woman who at last learns that the man she cares for cares for her in the same way no longer.

The style shows more than that of any other American classic compression and directness. Yet it is without richness and suggestiveness. Only occasionally does economy become parsimony. And at last Mr. Allen has rid himself of that touch of what might be called the chart-like method of handling characters that the man she cares for cares for her in the same way no longer.

**Alice MacGowan's New Novel.** "The Wiving of Lance Cleavage" is the title of a new novel by Alice MacGowan, to be published by the Putnam in September. The new story deals with life in the Tennessee mountains, and is said to be far in advance of Miss MacGowan's preceding work. The story does not deal with the mating of the lovers, but deals with the clash of two headstrong spirits after marriage.

**What's in McClure's.** Lieutenant Shackleton, whose remarkable Antarctic expedition discovered new lands and made the closest approach to the South Pole yet achieved by man, begins his story of the expedition, entitled "Farthest South," in the September McClure's.

**New Novels Announced.** The Macmillan Company makes the following announcement of fiction to be published early this fall. "A Gentle Knight of Old Branden-

burg," the title of Charles Major's new novel, deals with the court of the father of Frederick the Great and the strange sojourn of his sister Wilhelmina. Of romantic possibilities of the period and theme, Mr. Major has made the fullest use, and the result is a novel which will appeal to all who admire his previous work.

In the "Backwoodsman," C. G. D. Roberts has collected a number of short stories dealing with the forest wilderness whose life he knows so well. The stories all disclose the sympathy and keen insight which have made Mr. Roberts the chief spokesman for the sturdy race of American backwoodsmen.

Putnam Weale's the "Human Cobweb" concludes this remarkable list of new fiction. As one would expect, the "Human Cobweb" is another story of China, revealing the author's extraordinary insight into the mysteries of the Oriental mind and his appreciation of the romance of his theme.

**Rose O'Neill's Retreat.** Rose O'Neill, author of "The Lady in the White Veil," has written this description in a letter to a friend of her ranch in Missouri, and it would be a hard matter not to thrill as one reads it with the longing "Go West, young man." "My place here, called Roundbrook," for the little stream that flows under the windows, is deep in the jungle. We drive off from the station on a road which is probably the worst in the world. The forest grows deeper and deeper and fairer as you go. Then at last there is the rambling house hidden under leaves. We have had the place fifteen years (my father found it by accident), and the enchantment only grows and grows and draws us back with spells and incantations. The neighbors are remote mountaineers in log cabins whose customs belong to the time of the Revolution, who are gentle and fierce and shy, using still certain old Scotch ballads of the days of Mary Stuart."

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## DEPEW MAY MAKE HOME IN SAN DIEGO

New York Senator Said to Be Planning to Desert the Eastern Metropolis.

SAN DIEGO, Cal., Aug. 28.—There is a possibility that United States Senator Chauncey M. Depew may desert New York for California, making his permanent home in San Diego. C. M. Depew, his nephew, has taken a lease on a home here and declares Senator Depew will spend all his winters here in the future, and that if the climate suits him he will make his home in this city.

On Monroe street, one of the styles on Meridian street will be duplicated twice, while two additional styles will be added. Construction of the Monroe street apartments will not be commenced until later, but it is expected that the entire operation will have been completed by next spring.

Having a forty-foot frontage, the apartments are to run thirty-five feet, where they will be widened four feet on each side, thence continuing to a total depth of 130 feet. Each is to be four stories high. Above the first floor the face of the building will be largely of white, smooth plaster, set in with attractively-designed windows, having stucco borders. Two main windows having odd panel partitions will run the length of the second and third floors. Between them, on the second and third floors respectively, will be balcony windows, having roomy recesses. On the fourth floor the pergola effect will be installed. State will be used for roofing.

On account of the large amount of plaster surface and the unusual length and sizes of the windows, it will be difficult, at a first glance, to tell how many stories the building will have. There will be four apartments on each floor, containing from three to five rooms. Every modern convenience will be installed.

**CATTLE DISINFECTED.** ST. PETERSBURG, Aug. 28.—The royal palace at Peterhof has been thoroughly disinfected as a result of an army officer coming down with the Asiatic cholera while on duty there.

## Are You Trying Them? You'll Find Mrs. Brown's Seven Mysterious Pictures

The Most Fascinating Puzzle You've Ever Attempted

# \$25.00 in Prizes

For a Correct Solution

No. 6 appears today. Can you guess it? This interesting series is almost complete now. It has baffled and amused Times readers for six days, and tomorrow evening it ends.

Don't fail to try it! Back numbers of The Times can be obtained at The Times office. A certain advertisement has been selected on the classified pages of The Times and is suggested to you below in the form of a rebus. To add interest to the contest The Times offers

# \$25.00 In Prizes

First Prize | Second Prize | Third Prize

\$12.50 | \$7.50 | \$5.00

In case of tie, neatness of the answer will be a consideration. Answers to all seven Picture Puzzles must be sent in together, after the publication of the seventh picture. Single solutions will not be considered. The sixth puzzle picture is printed below. The last of this series will appear tomorrow night.

After Sunday, August 29, and not later than September 1, Address replies to

THE CLASSIFIED MAN, The Washington Times.

And Now It's Puzzle No. 6

It illustrates an advertisement or a part of an advertisement printed in the classified columns of today's paper.



Coupon for the Answers:

The above picture means—

Advertisement | Page | Column

## INEBRIATE ASYLUM LARGED FOR DISTRICT

Major Sylvester and Board of Charities Both Favoring It.

That to furnish medical attention and care to habitual drunkards and drug users is a better plan than to send them to the workhouse and jail is the belief of Major Sylvester and the Board of Charities, who are united in the opinion that an inebriate asylum should be established in the District of Columbia.

The Board of Charities has recommended that the old almshouse be used for this purpose. The need of such an institution, it is said, is apparent from the records of the Police Department, which show that the average number of arrests for drunkenness during the last five years was 5,096 per annum. Among the persons arrested the average number classified by the police as "habitual drunkards" was 24 per annum. Senator Gallinger introduced a bill at the last session providing for the detention and treatment of alcohol and drug habits at the old almshouse, but the measure failed of passage, and will probably be introduced at the coming session. The establishment of an inebriate asylum is recommended also by Major Sylvester.